



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM DETACHED BUNGALOW FOR SALE - £315,000

GREEN PARK, ECCLESHALL, STAFFORDSHIRE, ST21 6AW



KEY FEATURES

• TWO BEDROOM DETACHED BUNGALOW • GARAGE & DRIVEWAY • SPACIOUS LOUNGE • CONSERVATORY •
FITTED KITCHEN • STYLISH SHOWER ROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • ENCLOSED REAR
GARDEN

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

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DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this lovely Two Bedroom Detached Bungalow with garage and driveway, within walking distance of the Town and local amenities.

The property comprises an Entrance Hall, Hall, Lounge, Conservatory, Kitchen, Two Double Bedrooms and Shower Room. The property benefits from gas central heating and double glazing.

At the front of the property is a low maintenance garden with gravel beds planted with perennial plants, shrubs, paved paths and adjacent is a block paved drive which extends past the entrance to the property to the garage. To the rear is a fully enclosed private garden with paved patio areas, a dwarf wall and traditional lawn with borders, a paved path and flower beds.

Council Tax Band D

You can view the virtual tour of this lovely property on our website, rightmove or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/1-green-park>

LOCATION

Take Stafford Road out of Eccleshall and turn right onto Green Lane, right again onto Green Park, the bungalow is on your left.

GROUND FLOOR

Entrance Hall - 8' 5" x 4' 11" (2.58m x 1.51m) The property is entered through a uPVC glazed door with matching side panel into a welcoming Entrance Hall, with neutral wall covering, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and neutral fitted carpet. There are doors opening into the lounge, second bedroom and an opening into the hall.

Hall - 7' 0" x 5' 8" (2.15m x 1.75m) The Hall is a continuation of the entrance hall with matching decor, neutral walls, a white ceiling with flush light fitting and loft hatch giving access to the roof space and neutral fitted carpet. There are doors opening into first bedroom, kitchen, storage cupboard and shower room.

Lounge - 19' 10" x 11' 2" (6.07m x 3.41m) The spacious Lounge has neutral wall covering and wall lights, a white ceiling with central light fitting and coved cornices, a double glazed bow window with wall mounted central heating radiator below, a wooden fireplace with marble back and hearth inset with a coal effect gas fire, a TV connection and neutral fitted carpet. The interior glass panelled door has a matching glazed panel. There is ample room for a dining table and chairs.

Conservatory - 11' 1" x 10' 7" (3.39m x 3.25m) The Conservatory has dwarf walls with uPVC double glazed panels and a double glazed "French" door opening onto the paved patio and poly carbonate pitched roof. The solid walls are painted terracotta, a double glazed window into the first bedroom, with a wall mounted central heating radiator below, an internal door opening into the kitchen and porcelain floor tiles. (Two sides of the conservatory are fitted with roller blinds, the third side has obscured glass)

Kitchen - 17' 5" x 8' 5" (5.33m x 2.58m) The Kitchen has a floral wall-covering with ceramic tiled splash-backs, a white ceiling with twin fluorescent light fittings, a double glazed window to the rear aspect, a wall mounted central heating radiator and neutral fitted carpet. There is a selection of full height, wall and base units with white countertops



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inset with stainless steel sink, drainer and chrome dual lever mixer tap, a stand alone gas cooker, space and plumbing for a washing machine, spaces for other appliances and the wall mounted "Worcester Bosch" central heating boiler is housed in the kitchen. There is ample room for a kitchen table and chairs.

Bedroom 1 - 14' 0" x 11' 2" (4.28m x 3.41m) The First Bedroom has pale blue walls, a white ceiling with central light fitting and coved cornices, a double glazed window to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpet.

Bedroom 2 - 10' 7" x 8' 5" (3.25m x 2.58m) The Second Bedroom has neutral walls, a white ceiling with a central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below and neutral fitted carpet.

Shower Room - 6' 8" x 5' 8" (2.05m x 1.73m) The Shower Room benefits from full height white ceramic tiling, a white ceiling with central flush light fitting, a double glazed window with obscured glass to the side aspect, a wall mounted electric fan heater, a wall mounted central heating radiator and a vinyl floor covering. The white sanitary ware comprises a shower a mains fed shower with glass shower screen and door, a pedestal wash hand basin with chrome lever taps and a low level WC with lever flush.

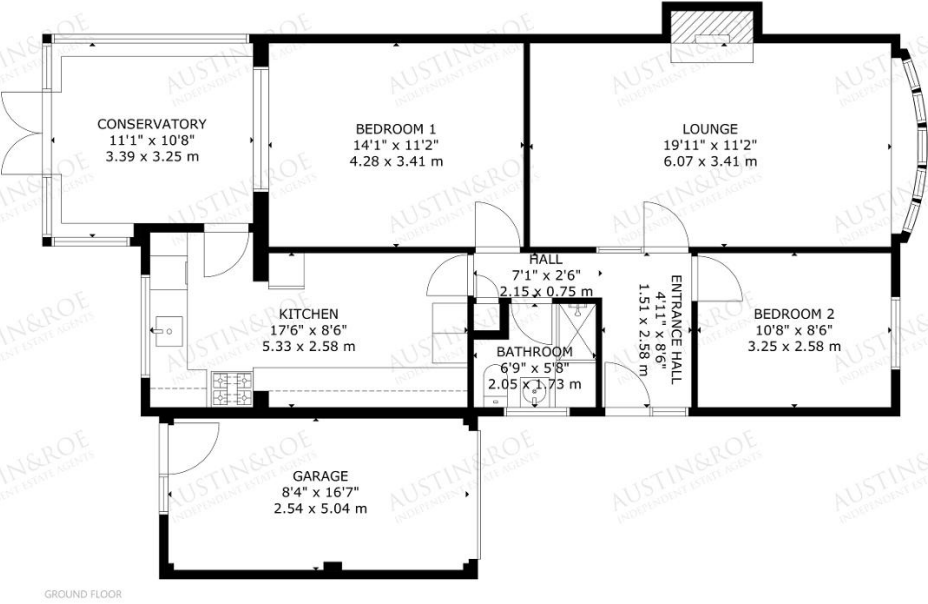
EXTERIOR

Garage - 16' 6" x 8' 3" (5.04m x 2.54m) The Garage has white up-and-over doors with security lighting to the front, power and benefits from internal power and lighting.

Outside Areas - At the front of the property is an attractive low maintenance garden with a gravel bed surrounded by paving slabs and block paving with shrubbery beds, adjacent is a block paved drive which extends past the entrance to the house to the garage.

At the rear of the property is a paved patio area for alfresco dining and outdoor entertainment, a dwarf retaining wall and step up to the lawn area with flower and shrubbery beds, a paved path and gravel border, surrounded by wooden fencing.





GROSS INTERNAL AREA
TOTAL: 63 m²/693 sq ft
GROUND FLOOR: 63 m²/693 sq ft
EXCLUDED AREAS: GARAGE: 13 m²/138 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

